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Shelby Cnty Judge of Probate, AL
08/04/2023 09:32:21 AM FILED/CERT

SA23-017

LOMBARDO FAMILY SUBDIVISION
AND A RESUBDIVISION OF LOT 1 NELSON MINI SUBDIVISIION

BEING A RESURVEY OF LOT 1, NELSON MINI SUBDIVISION, AS RECORDED IN MAPBOOK 39, PAGE 89,
IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, AND

SITUATED IN THE NE 1/4

OF SECTION 8, TWP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY ALABAMA

TOTAL ACREAGE OF SUBDIVISION IS 14.9846 ACRES
PROPERTY IS UNZONED

THE PURPOSE OF THIS SUBDIVISION IS TO CREATE A 14.09 ACRE LOT FOR RESIDENTIAL USE.

DATED 5-11-23

SHELBY COUNTY

A. ALL EASEMENTS SHOWN ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION. SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT OF WAY.

B. CONTRACTOR AND/OR OWNER IS SOLE RESPONSIBLE FOR PROVIDING BUILDING SITE FREE OF DRAINAGE PROBLEMS.

C. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITH OUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.

D. DRIVEWAYS SHALL BE RESTRICTED TO THE LOCATIONS SHOWN ON THIS PLAT. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAY(S). CONTACT THE SHELBY COUNTY HIGHWAY DEPARTMENT AT 205-669-3680 TO OBTAIN PERMIT.

E. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONES A&X, AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS (01117C 0110E), DATED 02-20-2013.

F. MAINTENANCE OF DETENTION/PONDS AND ALL OTHER ASSOCIATED ASSOCIATE: STRUTURES AND APPURTENANCES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

G. ANY CONSTRUCTION OR ENCROACHMENT IN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

H. NO ENCROACHMENTS, INCLUDING STRUCTURES OR FILL MATERIAL, SHALL BE PLACED WITHIN A DESIGNATED FLOOD PLAIN UNLESS AND UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT HAS BEEN SUBMITTED AND APPROVED BY THE COUNTY ENGINEER. ALL DEVELOPMENT WITHIN A DESIGNATED FLOOD PLAIN MUST COMPLY WITH THE SHELBY COUNTY DAMAGE PREVENTION ORDINANCE.

I. SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

J. SINK HOLE NOTE:
THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS HAVE OCCURED. LIME SINKS, AS LOCATED AND SHOWN ON THE ABOVE PLAT, WERE FOUND BUT NOT REPAIRED, UNLESS OTHERWISE NOTED ON THE PLAT. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSION AND THE INDIVIDUAL MEMBERS THEREOF, AND ALL OTHER AGENTS, SERVANTS, OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATIONS WHATSOEVER THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSES WHATSOEVER.

VICINITY MAP
NTS

APPROVED: _____ DATE 7-31-23
FIRE CHIEF, FIRE DISTRICT

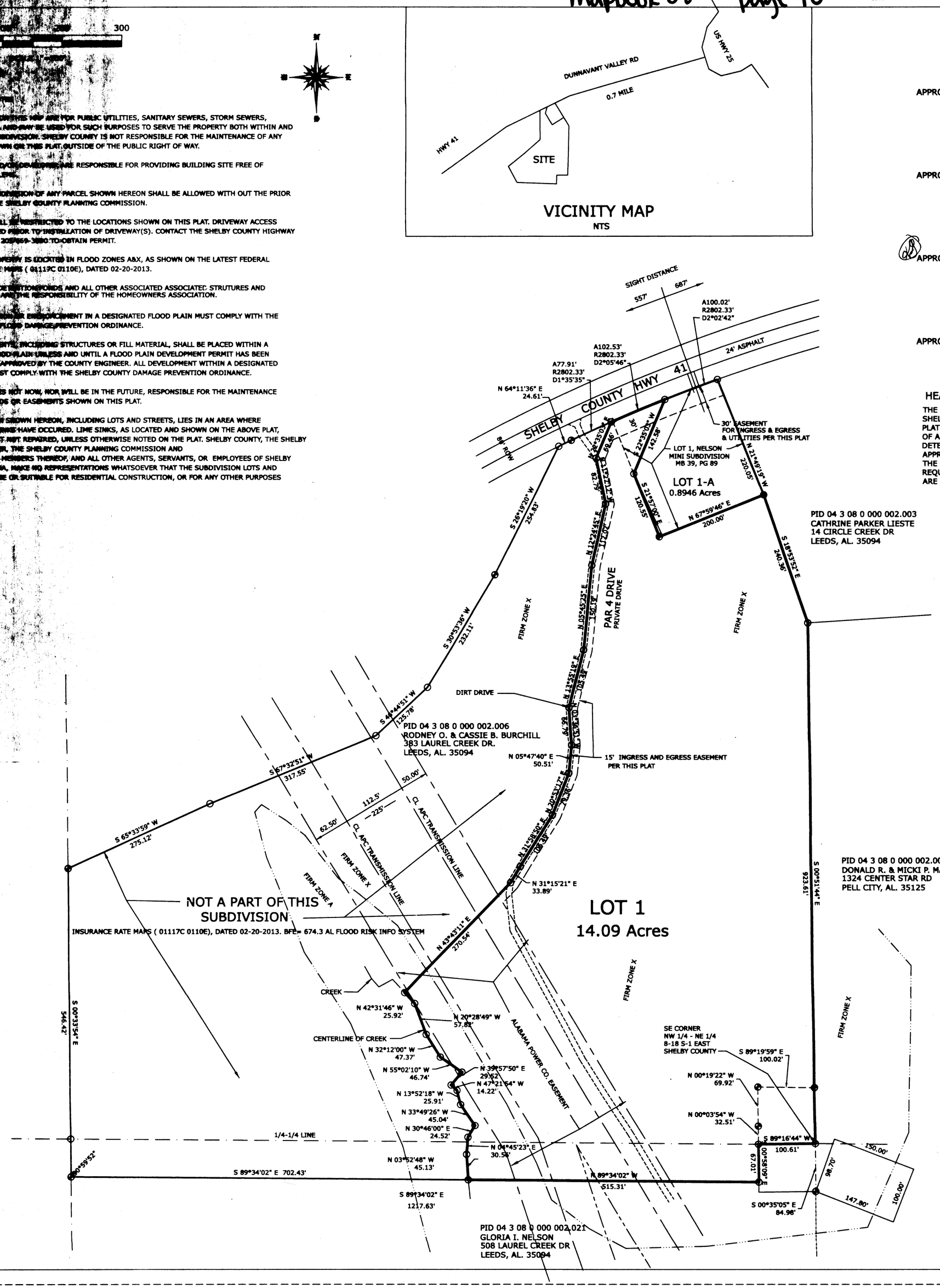
APPROVED: _____ DATE 8-4-2023
SHELBY COUNTY ENGINEER

APPROVED: _____ DATE 8-2-2023
SHELBY COUNTY PLANNING COMMISSION

APPROVED: _____ DATE 7-28-23
SHELBY COUNTY HEALTH OFFICER
FOR RECORDING PURPOSES ONLY

HEALTH DEPARTMENT NOTE:

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE SHELBY COUNTY LHD. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMADATE AN ONSITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ON.



MAP PREPARED BY
S. M. ALLEN PLS 12944
9378 HWY 119, STE B
ALABASTER, AL. 35007
205 663-4251

OWNER
PID 04 3 08 0 000 002.006
LUKE B. & JANA H. LOMBARDO
4911 CALDWELL MILL RD.
BIRMINGHAM, AL. 35242
PHONE 205 960-6262
DEED OF REFERENCE
20230124000019880

PID 04 3 08 0 000 002.004
ROBERT T. NELSON JR
15 PAR FOUR DR
LEEDS, AL. 35094

CONTACT
LUKE LOMBARDO
PHONE 205 960-6262

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED, STEVEN M. ALLEN REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND LUKE B. & JANA H LOMBARDO, ROBERT T. NELSON JR OWNER(S), HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE AT THE INSTANCE OF SAID OWNER(S); THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LAND SHOWN THEREIN AND KNOWN AS OR TO BE KNOWN AS "LOMBARDO FAMILY SUBDIVISION" SHOWING SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS; GIVING THE LENGTH AND THE ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER; SHOWING THE STREETS, ALLEYS, AND PUBLIC GROUNDS; GIVING THE LENGTH, WIDTH, AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK; ALSO SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY; AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP. SAID OWNER(S) FURTHER CERTIFY THAT THEY ARE THE OWNERS OF SAID PROPERTY AND THAT THE SAME IS NOT SUBJECT TO ANY MORTGAGE.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

BY: _____ DATED 7-27-23
STEVEN M. ALLEN
Surveyor, Reg. No.___12944

BY: _____ DATED 8/1/23
Owner, LUKE B. LOMDARDO LOT 2

BY: _____ DATED 8-1-23
Owner, ROBERT T. NELSON LOT 1-A

BY: _____ DATED 8/1/23
Owner, JANA H. LOMDARDO LOT 2

STATE OF ALABAMA
COUNTY OF SHELBY

I, Mesty Buchanan Branch, the undersigned, as Notary Public in and for said County in said State, hereby certify that S.M. Allen, whose name is signed to the foregoing instrument as surveyor, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the 27th day of July, 2023

BY: Mesty Buchanan Branch
Notary Public — My commission expires 3-24-27

STATE OF ALABAMA
COUNTY OF SHELBY

I, Jamie Labello, the undersigned, as Notary Public in and for said County in said State, hereby certify that LUKE B. LOMBARDO, whose name is signed to the foregoing instrument as owner, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the 1st day of August, 2023

BY: Jamie Labello
Notary Public — My Commission expires October 10, 2023

STATE OF ALABAMA
COUNTY OF SHELBY

I, Jamie Labello, the undersigned, as Notary Public in and for said County in said State, hereby certify that JAMA H. LOMBARDO, whose name is signed to the foregoing instrument as owner, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the 1st day of August, 2023

BY: Jamie Labello
Notary Public — My Commission expires October 10, 2023

STATE OF ALABAMA
COUNTY OF SHELBY

I, Jamie Labello, the undersigned, as Notary Public in and for said County in said State, hereby certify that ROBERT T. NELSON, whose name is signed to the foregoing instrument as owner, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the 1st day of August, 2023

BY: Jamie Labello
Notary Public — My Commission expires October 10, 2023

● = FOUND OPEN PIPE
● = FOUND 1/2" REB
● = FOUND CAP REBAR
○ = SET CAP REBAR

NO.	DESCRIPTION	BY	DATE

REVISIONS

DWN. BY	
CKD. BY	
JOB NO.	16750
DISK	
SCALE	
DATE	5-11-23

CLIENT: LUKE LOMBARDO
PROJECT: TYPE SURVEY FINAL PLAT
BEARINGS STATE PLANE WEST
DATE OF FIELD SURVEY 5-2-22
CLOSURE 1:20000
LOMBARDO FAMILY SUBDIVISION
TITLE: FINAL PLAT

ALABAMA LICENSED No. 12944 PROFESSIONAL LAND SURVEYOR STEVEN M. ALLEN

S.M. ALLEN
S.M. ALLEN PLS 12944
9378 HWY 119
SUITE B
ALABASTER, AL. 35007
PHONE 205 663-4251

SHEET NO.
1 OF 1